

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, April 24, 2007**

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, April 24, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

CALL TO ORDER AND ATTENDANCE

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Quarles, Edwards, Hertzler, Klee and Lane. Absent was Board member Kent. Staff members Deputy Planning Director Murphy and Secretary Scott were present.

Consent Agenda

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

ARB #07-024 Newell/220 North Henry Street – Exterior Change (asphalt shingle to standing seam metal roof)

ARB #07-033 Farley & Hicks/201 Indian Spring Road – Exterior Change (porch canopy)

ARB #07-029 Manhatten Bagel/1437 Richmond Road – New Color Scheme

ARB #07-031 Wachovia Bank/1006 Richmond Road – Exterior Change (lighting)

SIGN #07-020 CWF/King's Treasure/414 West Duke of Gloucester Street – Projecting and Building Mounted

There being no questions or comments from the Board or the audience regarding the cases on the Consent Agenda, Mr. Hertzler moved that the cases on the consent agenda be approved as submitted. Mr. Quarles seconded the motion which carried by roll call vote of 6-0 except for **ARB Sign #07-020** when the vote was 3-0-3.

Recorded vote on the motion:

Aye:	Edwards, Lane, Hertzler, Quarles, Klee, Spence
Nay:	None
Abstain:	Edwards, Spence, Klee from ARB Sign #07-020
Absent:	Kent

ARCHITECTURAL PRESERVATION DISTRICT

ARB #07-026 Anderson & Cumber/627 Powell Street – Fence – Approved

Chairman Spence referred to a letter that was sent to the Board from the First Church of Christ, Scientist in which understandings of agreement were expressed after a meeting with the applicant. Lisa Anderson and Colby Cumber, owners, were present to respond to any questions. Ms. Anderson noted that the fence is to be cedar, not cypress and that the horizontal railing that is on one side of the fence will be removed.

Mr. Lane moved that the fence be approved as presented. Mr. Edwards seconded the motion.

An unidentified neighbor in the audience asked to speak, and said she lives at the corner of Burns Lane & Powell Street, and is concerned about the looks of the fence. She asked if it will be cedar planks or panels and added the applicant is doing a lot of work at one time and it's all hard to digest. She asked if the fence is going to be so heavy that the entrance to Burns Lane and Powell Street will be visually obstructed and Ms. Anderson responded that it will be a privacy fence set 15 feet off the road and there will be landscaping on the street side. In response to the woman's question about a run for the dogs, Ms. Anderson said the dogs will have the whole back yard and because of the privacy fence nothing will be seen.

Mr. Hertzler asked why the center horizontal railing is being removed; it breaks up the line of the fence. Ms. Anderson replied that in order to have the finished appearance on both sides, it must be removed.

Call for the vote on the motion for approval carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Hertzler, Quarles, Klee, Spence
Nay:	None
Absent:	Kent

ARB #07-030 Payne/308 South Boundary Street – Exterior Change (elevator) – Approved with Conditions

Chris Crone, representing the owner, and Jeff Barra, Toano Designs, was present to respond to any questions. Mr. Barra said the request is for modification to the approval

previously granted in order to allow the elevator to access the second floor of the rear addition. The applicant proposes to design the enclosure for the elevator shaft to resemble a chimney. Mr. Barra said that because of the design of the roof line, the "chimney" will be visible from only one side.

Board members asked if other options have been explored, e.g. leaving flat and using membrane, or the use of dormers. Mr. Barra responded that they have explored several options but all required a pitched roof above the other ridge line. Mr. Klee said the chimney is a good solution and agreed that once it goes above the ridge line, it would be visible.

Mr. Spence moved that the proposed revision be approved with the conditions that it is constructed with bricks and the cap and tail match the existing chimney detail. Mr. Lane seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Hertzler, Quarles, Klee, Spence
Nay:	None
Absent:	Kent

In response to Mr. Barra's query, Mr. Spence confirmed that even if only a window or two is changed from the approved plans, the applicant will need to return to the Board.

ARB #07-032 Dominion Property Services/Lawson House/411 Scotland Street – Exterior Changes (windows, railings, new color scheme) – Approved with Conditions

Myrl Hairfield and Jim Brady representing owner Dominion Property Services, were present with changes and materials proposed for the renovation of the Lawson House which was moved from North Henry Street to Scotland Street for office use.

The applicant and Board members discussed the proposed changes as well as the materials for those changes. Issues raised included:

- Mr. Spence noted the Other Site Elements section from the *Design Review Guidelines*, "Materials for driveways and walkways should be similar to existing materials within the site and within the surrounding neighborhood" and suggested the sidewalks, steps and stoop should be brick instead of a combination of concrete and brick.
- Handicap ramp design. The Board will need to see a drawing of the detail of the proposed ramp. It was suggested that rather than the straight, continuous line of the proposed ramp which would really slice the landscaping in half, include a switchback to break it up. The use of the portable lift at the neighboring renovation was pointed out.
- Windows. Although they will require repair, the Board was not in favor of replacing the existing windows. The applicant said they had requested the

replacement windows for several reasons: (1) the existing ones are in bad shape with wood rot, (2) the proposed Kolbe custom windows will be built to match the configuration of the existing windows and the difference will be virtually undetectable from the street, (3) and because they are energy efficient. Mr. Spence again noted the *Design Review Guidelines* in which maintenance of original material is stressed. Mr. Edwards said it would be a shame to replace an essential element of the house and suggested the applicant look into getting the windows repaired. Regarding the removal of the aluminum storm windows, both Mr. Edwards and Mr. Hertzler have had personal experience with the magnetic storm windows and recommend using them as the replacement for the aluminum storm windows.

- Exterior trim. The applicant said there is a lot of rot and the trim will need to be replaced, but will substantially remain the same, meaning the replacement trim will be as close as possible to what is existing.
- Railing. If the rear porch screening is removed, Mr. Klee suggested the use of plain, wooden handrails similar to the neighboring renovation. Mr. Klee added the less that is done on the front the better. Mrs. Murphy clarified that the neighboring renovation is using stamped railings on the front. Mr. Brady said he thinks they will probably want to include a handrail on the front elevation for liability issues.
- Mechanical equipment screening. Mr. Brady said the equipment will be placed on the left side of the house and screening accomplished with landscaping or fencing. Mr. Spence noted that the Board will need to see what they plan to do for screening.

Mr. Klee said regarding the replacement of the existing windows, if they are replaced versus being repaired, the house will not be eligible for historic tax credits or listing on the National Register. The tax credits lost could amount to thousands of dollars, however, Mr. Hairfield said the loss would be made up with savings from the energy efficient replacement windows. He added that he will do whatever he needs to, but he has a different perspective.

Mr. Spence moved for approval of the request as submitted with the provision that the existing windows be restored, that drawings of the ADA ramp be submitted for final review as well as the plan for the mechanical screening and a drawing of the proposed railing that will be used if the existing screening on the rear porch is removed. Mr. Klee seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Hertzler, Quarles, Klee, Spence
Nay:	None
Absent:	Kent

CORRIDOR PROTECTION DISTRICT

Cases approved under the consent agenda:

ARB #07-029 Manhattan Bagel/1437 Richmond Road – New Color Scheme

ARB #07-031 Wachovia Bank/1006 Richmond Road – Exterior Change (lighting)

SIGNS

SIGN #07-021 Waterfall Shave Ice/Mug-a-Bytes/1660 Richmond Road – Monument & Building Mounted Signs – Tabled

The applicants stated that there will be no change to the existing patio, the sales booth will be removed and junipers will be planted at the base of the monument sign. The sign will have a brown opaque background, blue and white lettering and dark blue design elements. The waterfall will be 2' high, 6' wide and 4' deep, and will be pond less. They also presented plans to clean up the area by repainting the side of the building, construct a half wall 10' wide by 4' tall to cover air vents. There will be a server cart painted green and tan to match the building. There will be three businesses represented on the property: *Mug-a-Bytes*, *Waterfall Shaved Ice* and *La Tolteca* Mexican Restaurant.

The Board expressed concern that with the two logos side by side on the small sign, the appearance is too busy and a lot of the verbiage may be lost. The applicant responded that both logos need to be displayed. It was suggested the logos could be placed similar to the adjacent *Nathan's* and *Haagen Das* sign, and if both logos must be on the sign, the verbiage needs to be minimized. Consensus of the Board was for the applicants to return with a revised proposal.

Mr. Hertzler moved that the proposal be approved except for the monument sign and specifics on the cart. The applicants will return to the Board with these two items. The motion was seconded by Mr. Quarles and carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Lane, Hertzler, Quarles, Klee, Spence
Nay:	None
Absent:	Kent

SIGN #07-022 America's Best Inn/1600 Richmond Road – Monument & Building Mounted Signs – Approved with Conditions

The applicant proposes to replace the faces in the existing monument sign and the building mounted signs. There are five colors proposed: bright yellow, dark green, cardinal red, white, vivid blue with a dark green cabinet and base. An opaque bright yellow and dark green background is proposed. Mr. Spence noted that the yellow proposed is "Bright Yellow" and is not one of the colors approved in the *Design Review Guidelines*, however "Vista Yellow" is very close to that shade and is an approved color.

Mrs. Murphy added that typically the base of a monument sign is a darker color than the green proposed; it might look better in a darker color.

Discussion included the number and hues of the colors proposed and the small flag centered on the sign. Mr. Hertzler noted that the flag is distracting and should be made larger or removed. The applicant stated that the flag needs to remain because it is the company's logo.

Mr. Lane moved that the request be approved with the condition that "Bright Yellow" be replaced with "Vista Yellow" and that the base be changed to black. The flag can remain as proposed. Mr. Quarles seconded the motion which carried by roll call vote of 4-2.

Recorded vote on the motion:

Aye:	Lane, Quarles, Klee, Spence
Nay:	Hertzler, Edwards
Absent:	Kent

The remaining sign case on the agenda was approved under the consent agenda:

**SIGN #07-020 CWF/King's Treasure/414 West Duke of Gloucester Street –
Projecting and Building Mounted**

OTHER

Minutes for April 10, 2007

The minutes for the April 10, 2007 meeting were approved viva voce.

Property Maintenance Issue

Mr. Spence pointed out that the abandoned gas station at the corner of Second and Page Streets is looking very grisly, and asked if there are any plans for the property's development. Mrs. Murphy said someone is looking at the site and may replace the existing structure with a retail establishment.

There being no further business the meeting adjourned at 8:15 p.m.

Dee Scott
Secretary